



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: August 26, 2008

Department: Zoning, Building, Planning **Staff Contact:** Catherine VerEecke, Program Planner

TITLE: CONSENT: Special Use Permit for Specific Use for Manufacturing of Electronic Devices and Instruments, and a Single Family Dwelling (CSU-80015)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the June 4, 2008 public hearing, the County Planning Commission voted (4-0; Commissioners Nelson, Becerra, McMahan excused) to recommend approval of the request for a Special Use Permit for Specific Use for Manufacturing of Electronic Devices and Instrument, and a Single Family Dwelling, on Tract B5A, MRGCD Map #24, Lands of Montoya, located at 129 El Pueblo Road NW, zoned R-1 with a Special Use Permit for Specific Uses for Single Family Dwelling & Computer Software Manufacturing Business, and containing approximately .60 acres. The decision was based on the following seven (7) Findings and subject to the following nine (9) Conditions.

Findings:

1. This is a request for approval of a Special Use Permit for Specific Use for Manufacturing of Electronic Devices and Instruments, and a Single Family Dwelling, on Tract B5A, MRGCD Map #24, Lands of Montoya, located at 129 El Pueblo Road NW, zoned R-1 with a Special Use Permit for Specific Uses for Single Family Dwelling & Computer Software Manufacturing Business, containing approximately .60 acres.
2. The Special Use Permit for a Single Family Dwelling & Computer Software Manufacturing Business (CZ-92-6) is superseded by this Special Use Permit (CSU-80015).
3. The property is located in the Rural Area of the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.
4. This request is not in significant conflict with the North Valley Area Plan Policy 3.c, which states that the City and County shall promote commercial development and redevelopment of existing commercially-zoned properties.
5. This request is consistent with Resolution 116-86 in that changed neighborhood

conditions in the vicinity of the site, including the development of heavy commercial and light industrial businesses nearby the site, justify this land use change.

6. This request has substantial neighborhood support.
7. The request is consistent with the health, safety, and general welfare of the residents Bernalillo County.

Conditions:

1. Lighting shall be site specific. Shielded or cutoff features shall be provided so that no fugitive light crosses into adjacent lots. On-site lighting shall be shown on the revised site plan.
2. There shall be no retail activities on the site. The business shall be limited to three employees. Hours of operation shall be limited to 8 a.m. to 6 p.m. Monday through Saturday.
3. The parking area shall be paved with a durable surface consisting of concrete or bituminous material, as prescribed in the Zoning Ordinance.
4. There shall be no outdoor storage on the site. All business activities shall be conducted within the building.
5. Landscaping for the Special Use Permit shall meet the standards outlined in the Zoning Ordinance, including:
 - a. There shall be a landscaped buffer along all streets of no less than ten (10) feet.
 - b. There shall be a landscaped buffer of no less than six (6) feet along the portions of the property adjacent to residential uses, except on the west side of the property between the fence and the shop.
 - c. A solid wall or solid fence at least six (6) feet high shall be erected along the portions of the property adjacent to residential uses, except for those sides abutting public right-of-way.
 - d. All landscaped buffers shall incorporate both coniferous and deciduous trees, shrubs, and vegetation to achieve a minimum of 75 percent coverage and a largely opaque screen within two years of initial planting.
 - e. At the time of planting, all trees shall be a minimum of 1½-inch caliper measured at two feet above ground, and shrubs shall be a minimum of five gallons in size. The landscaped buffers shall also provide gravel coverage at a minimum depth of two inches, and shall be watered by a designated irrigation system.
6. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
7. The Special Use Permit shall be issued for ten (10) years.
8. A revised site development plan consistent with the Conditions of Approval shall be submitted for review and approval to the Zoning Administrator within two months after the final approval of the Board of County Commissioners.

9. The foregoing conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (June 6, 2008)
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING:

Staff Recommends Approval